

Alex Padilla  
California Secretary of State



## Business Search - Entity Detail

The California Business Search is updated daily and reflects work processed through Tuesday, May 28, 2019. Please refer to document **Processing Times** for the received dates of filings currently being processed. The data provided is not a complete or certified record of an entity. Not all images are available online.

### C0593067 PACESETTER BUSINESS PROPERTIES

<b>Registration Date:</b>	03/02/1970
<b>Jurisdiction:</b>	CALIFORNIA
<b>Entity Type:</b>	DOMESTIC STOCK
<b>Status:</b>	ACTIVE
<b>Agent for Service of Process:</b>	ERIC STRAUSS 22541 ASPAN STREET, SUITE H LAKE FOREST CA 92630
<b>Entity Address:</b>	22541 ASPAN STREET, SUITE H LAKE FOREST CA 92630
<b>Entity Mailing Address:</b>	22541 ASPAN STREET, SUITE H LAKE FOREST CA 92630

A Statement of Information is due EVERY year beginning five months before and through the end of March.

Document Type	File Date	PDF
SI-NO CHANGE	03/24/2019	
SI-COMPLETE	02/11/2014	
MERGER	12/26/2002	
AMENDMENT	12/23/2002	
MERGER	04/09/1998	
RESTATED REGISTRATION	01/19/1996	
AMENDMENT	06/28/1989	
AMENDMENT	06/17/1988	
MERGER	12/29/1972	Image unavailable. Please request paper copy.
AMENDMENT	12/29/1972	Image unavailable. Please request paper copy.
MERGER	03/16/1970	Image unavailable. Please request paper copy.
AMENDMENT	03/16/1970	Image unavailable. Please request paper copy.

		PDF
REGISTRATION	03/02/1970	Image unavailable. Please request paper copy.

\* Indicates the information is not contained in the California Secretary of State's database.

- If the status of the corporation is "Surrender," the agent for service of process is automatically revoked. Please refer to California Corporations Code **section 2114** for information relating to service upon corporations that have surrendered.
- For information on checking or reserving a name, refer to **Name Availability**.
- If the image is not available online, for information on ordering a copy refer to **Information Requests**.
- For information on ordering certificates, status reports, certified copies of documents and copies of documents not currently available in the Business Search or to request a more extensive search for records, refer to **Information Requests**.
- For help with searching an entity name, refer to **Search Tips**.
- For descriptions of the various fields and status types, refer to **Frequently Asked Questions**.

[Modify Search](#)[New Search](#)[Back to Search Results](#)

A352269

593067

## CERTIFICATE OF AMENDMENT

OF

## ARTICLES OF INCORPORATION

OF

PACESETTER HOMES, INC.

FILED

In the office of the Secretary of State  
of the State of California

JUN 17 1988

March Fong Eu  
MARCH FONG EU, Secretary of State

John W. Klug and Elsie P. Wilson certify that:

1. They are the Chairman of the Board and Secretary, respectively, of PACESETTER HOMES, INC., a California corporation.

2. Article I of the Articles of Incorporation of this Corporation is amended to read in full as follows:

"The name of this Corporation is PACESETTER BUSINESS PROPERTIES."

3. Article IV of the Articles of Incorporation of this Corporation is amended to read in full as follows:

"(a) The Corporation is authorized to issue two classes of shares designated "Common Stock" and "Preferred Stock", respectively. The number of shares of Common Stock authorized to be issued is ten million (10,000,000) having a par value of \$0.01 per share and the number of shares of Preferred Stock authorized to be issued is one million (1,000,000) having a par value of \$1.00 per share. Upon the amendment of this article to read as herein set forth, each outstanding share is split and converted into 41,789.525 shares of Common Stock.

(b) The Preferred Stock may be divided into such number of series as the board of directors may determine. The board of directors is authorized to determine and alter the rights, preferences, privileges and restrictions granted to or imposed upon any wholly unissued series of Preferred Stock, and to fix the number of shares of any series of Preferred Stock and the designation of any such series of Preferred

Stock. The board of directors, within the limits and restrictions stated in any resolution or resolutions of the board of directors originally fixing the number of shares constituting any series, may increase or decrease (but not below the number of shares of such series then outstanding) the number of shares of any series subsequent to the issue of shares of that series.

4. The articles of incorporation of this corporation are amended to add an Article VII , which shall read in full as follows:

"The personal liability of the directors of the Corporation for monetary damages for breach of a director's duties to the Corporation and its shareholders shall be eliminated to the fullest extent permissible under California law."

5. The articles of incorporation of this corporation are amended to add an Article VIII, which shall read in full as follows:

"The Corporation is authorized to provide indemnification of agents (as defined in Section 317 of the California Corporations Code) for breach of duty to the Corporation and its shareholders through bylaw provisions or through agreements with the agents, or both, in excess of the indemnification otherwise permitted by Section 317 of the California Corporations Code, subject to the limits on such excess indemnification set forth in clauses (A), (B) and (C) of Section 204(a)(10) of the California Corporations Code."

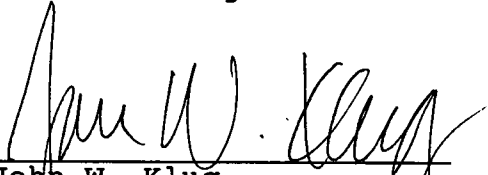
6. The foregoing amendments to the articles of incorporation have been duly approved by the Board of Directors.


7. The foregoing amendments to the articles of incorporation have been duly approved by the required vote of shareholders in accordance with Section 902 of the California Corporation Code. The total number of outstanding shares of the corporation is 40. The number of shares voting in favor of the

amendments was 40 (100% of the outstanding shares), which exceeded the vote required. The percentage vote required was more than 50%.

We further declare under penalty of perjury under the laws of the State of California that the matters set forth in this certificate are true and correct of our own knowledge.

Date: June 16, 1988

  
\_\_\_\_\_  
John W. Klug  
Chairman of the Board

  
\_\_\_\_\_  
Elsie P. Wilson  
Secretary

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PAGE 02

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**CERTIFICATE OF AMENDMENT  
OF  
ARTICLES OF INCORPORATION  
OF PACESETTER BUSINESS PROPERTIES**

**FILED**  
In the Office of the Secretary of State  
of the State of California

DEC 23 2002

*Bill Jones*  
BILL JONES, Secretary of State

Each of John W. Klug and Steven R. Strauss hereby certifies that:

1. They are the President and Secretary, respectively, of Pacesetter Business Properties, a California corporation.
2. ARTICLE V of the Articles of Incorporation of this corporation is hereby deleted in its entirety.
3. The foregoing amendment of Articles of Incorporation has been duly approved by the Board of Directors.
4. The foregoing amendment of Articles of Incorporation has been duly approved by the required vote of shareholders in accordance with Section 902 of the California Corporations Code. The total number of outstanding shares of the corporation is 166,188. The number of shares voting in favor of the amendment equaled or exceeded the vote required. The percentage vote required was more than 50%.

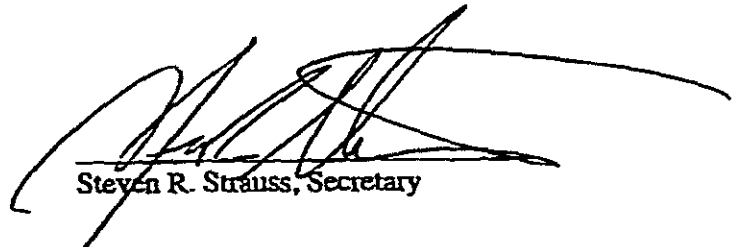
We further declare under penalty of perjury under the laws of the State of California that the matters set forth in this certificate are true and correct of our own knowledge.

DATED: December 20 2002

*John W. Klug*  
John W. Klug, President

**CERTIFICATE OF AMENDMENT OF ARTICLES OF INCORPORATION OF PACESETTER  
BUSINESS PROPERTIES (page 2)**

DATED: December 26 2002



Steven R. Strauss, Secretary

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FILED *ANA*  
In the office of the Secretary of State  
of the State of California

AGREEMENT OF MERGER

BY AND AMONG

DEC 26 2002

AMERICAN PACESETTER,

PACESETTER BUSINESS PROPERTIES

*Bill Jones*  
BILL JONES, Secretary of State

AND

PACESETTER HOMES, INC.

This AGREEMENT OF MERGER (this "Agreement"), dated as of December 18, 2002, is by and among PACESETTER BUSINESS PROPERTIES, a California corporation (the "Surviving Corporation"), AMERICAN PACESETTER ("AP"), a California corporation and PACESETTER HOMES, INC., a California corporation ("PHI").

RECITAL

WHEREAS, the parties to this Agreement, in consideration of the mutual agreements set forth herein, deem it advisable and in the best interests of each corporation, that AP and PHI merge into the Surviving Corporation with the Surviving Corporation as the surviving corporation of the merger.

NOW, THEREFORE, in consideration of the following premises and mutual covenants, agreements and provisions set forth herein, and for other good and valuable consideration, the receipt and adequacy which are hereby acknowledged, the parties to this Agreement do hereby agree as follows:

AGREEMENT

1. The first two sentences of Article VI of the Articles of Incorporation of the Surviving Corporation shall be amended and restated in full to read as follows:

"The Corporation is authorized to issue one class of shares to be designated "Common Stock." The total number of shares of all classes of shares which the Corporation is authorized to issue is 166,188, of which there shall be 166,188 shares of Common Stock."

2. The terms and conditions of the merger are as follows:

(a) Each of AP and PHI shall be merged into the Surviving Corporation with the Surviving Corporation as the sole survivor of the merger.

(b) On the Effective Date (as defined below), the directors and officers of the Surviving Corporation shall continue to be the directors and officers of the Surviving Corporation.

(c) As of the Effective Date, the separate existence of AP and PHI shall cease and all of their respective property, rights, privileges and assets of every kind and description shall be transferred to, vested in, and devolved upon the Surviving Corporation without further act or deed. Furthermore, all debts, liabilities and duties of



AP and PHI shall attach to the Surviving Corporation and may be enforced against the Surviving Corporation to the same extent as if said debts, liabilities and duties had been incurred or contracted by the Surviving Corporation.

(d) The merger will be effective as of 4:30 p.m. Pacific time on the date (the "Effective Date") that both of the following conditions have been satisfied: (a) this Agreement shall have been filed with the California Secretary of State and (b) the conversion of each of Pacesetter Storage Partners, a California general partnership, Pacesetter Industrial Partners, a California limited partnership and Pacesetter Industrial Partners II, a California limited partnership into California limited liability companies.

3. As of the Effective Date, each share of capital stock of the Surviving Corporation issued and outstanding shall remain outstanding and shall be unchanged at and after the merger and immediately following the merger shall constitute all of the issued and outstanding capital stock of the Surviving Corporation. All shares of AP's or PHI's common stock that are owned by AP or PHI, respectively, as treasury stock or by any of their subsidiaries shall be cancelled and retired and shall cease to exist.

4. Each share of AP common stock (other than shares to be cancelled in accordance with Section 3 above) shall be converted into one share of the Surviving Corporation's Common Stock. Each share of PHI common stock shall be converted into one share of the Surviving Corporation's common stock (other than shares to be cancelled in accordance with Section 3 above). Each share of the stock of API and PHI so converted (a "Converted Share") shall, as of the Effective Date, by virtue of the merger and without any action on the part of the holder thereof, no longer be outstanding and shall at such time be cancelled and retired and shall cease at such time to exist, and each holder of a certificate which, prior to the Effective Date, validly evidenced any such Converted Share shall thereafter cease to have any rights with respect to such Converted Share. The Surviving Corporation hereby agrees to deliver to each holder of Converted Shares one or more stock certificates of the Surviving Corporation representing such number of Converted Shares held by such holder.

5. Each party hereto agrees to execute and deliver such instruments or other documents and take such further action as may be necessary or advisable to fulfill the intent and purposes of this Agreement.

6. This Agreement may be executed in any number of counterparts, each of which shall be an original but all of which together shall constitute but one and the same instrument.

[Signatures to Follow]

IN WITNESS WHEREOF, each of the undersigned has executed this Agreement of Merger to be executed as of the first date written above.

PACESETTER BUSINESS PROPERTIES

By: John W. Klug  
John W. Klug, President

AMERICAN PACESETTER

By: John W. Klug  
John W. Klug, President

PACESETTER HOMES, INC.

By: John W. Klug  
John W. Klug, President

IN WITNESS WHEREOF, each of the undersigned has executed this Agreement of Merger to be executed as of the first date written above.

PACESETTER BUSINESS PROPERTIES

By: 

Name: Steven Strauss

Title: Secretary

AMERICAN PACESETTER

By: 

Name: Steven Strauss

Title: Secretary

PACESETTER HOMES, INC

By: 

Name: Steven Strauss

Title: Secretary

**OFFICERS' CERTIFICATE OF APPROVAL  
OF  
AGREEMENT OF MERGER**

John W. Klug and Steven R. Strauss certify that:

1. They are the president and the secretary, respectively, of Pacesetter Business Properties, a California corporation (the "Corporation").
2. The Corporation's common shares are the only class of shares which are entitled to vote on the Agreement of Merger in the form attached to this Certificate (the "Agreement of Merger") and the total number of outstanding shares of common stock is 166,188.
3. The principal terms of the Agreement of Merger were approved by the Corporation by the vote of a number of shares of the common stock of the Corporation which equaled or exceeded the vote required.
4. Under the Corporation's Bylaws and the California Corporations Code, a majority vote is the required percentage vote of the outstanding shares of the Corporation. The Agreement of Merger was approved by the unanimous written consent of all of the outstanding common shares.

IN WITNESS WHEREOF, the undersigned have executed this certificate on December 18, 2002.

  
John W. Klug, President

  
Steven R. Strauss, Secretary

Each of the undersigned declares this December 18, 2002 at Newport Beach, Orange County, California, under penalty of perjury under the laws of the State of California, that he has read the foregoing Certificate and knows the contents thereof and that such contents are true of his own knowledge.

  
John W. Klug, President

  
Steven R. Strauss, Secretary

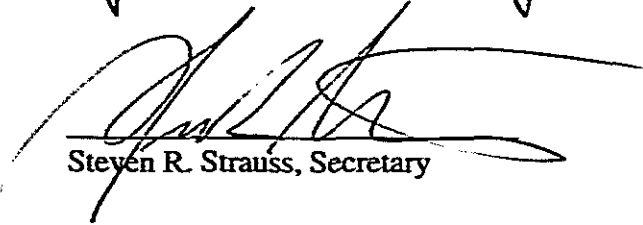
**OFFICERS' CERTIFICATE OF APPROVAL  
OF  
AGREEMENT OF MERGER**

John W. Klug and Steven R. Strauss certify that:

1. They are the president and the secretary, respectively, of Pacesetter Homes, Inc., a California corporation (the "Corporation").
2. The Corporation's common shares are the only class of shares which are entitled to vote on the Agreement of Merger in the form attached to this Certificate (the "Agreement of Merger") and the total number of outstanding shares of common stock is 392,720.
3. The principal terms of the Agreement of Merger were approved by the Corporation by the vote of a number of shares of the common stock of the Corporation which equaled or exceeded the vote required.
4. Under the Corporation's Bylaws and the California Corporations Code, a majority vote is the required percentage vote of the outstanding shares of the Corporation. The Agreement of Merger was approved by the unanimous written consent of all of the outstanding common shares.

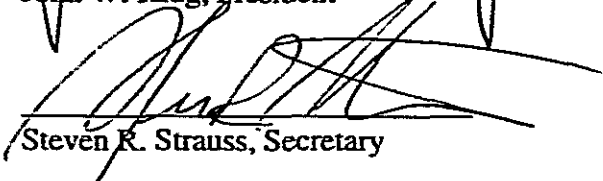
IN WITNESS WHEREOF, the undersigned have executed this certificate on December 18, 2002.

  
John W. Klug, President

  
Steven R. Strauss, Secretary

Each of the undersigned declares this December 18, 2002 at Newport Beach, Orange County, California, under penalty of perjury under the laws of the State of California, that he has read the foregoing Certificate and knows the contents thereof and that such contents are true of his own knowledge.

  
John W. Klug, President

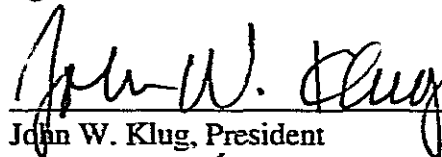
  
Steven R. Strauss, Secretary

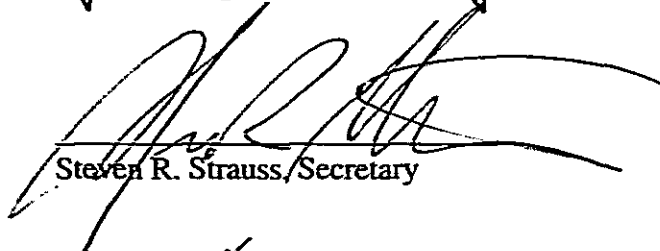
**OFFICERS' CERTIFICATE OF APPROVAL  
OF  
AGREEMENT OF MERGER**

John W. Klug and Steven R. Strauss certify that:

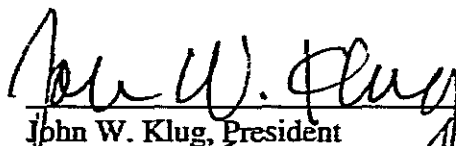
1. They are the president and the secretary, respectively, of American Pacesetter, a California corporation (the "Corporation").
2. The Corporation's common shares are the only class of shares which are entitled to vote on the Agreement of Merger in the form attached to this Certificate (the "Agreement of Merger") and the total number of outstanding shares of common stock is 90,759.
3. The principal terms of the Agreement of Merger were approved by the Corporation by the vote of a number of shares of the common stock of the Corporation which equaled or exceeded the vote required.
4. Under the Corporation's Bylaws and the California Corporations Code, a majority vote is the required percentage vote of the outstanding shares of the Corporation. The Agreement of Merger was approved by the unanimous written consent of all of the outstanding common shares.

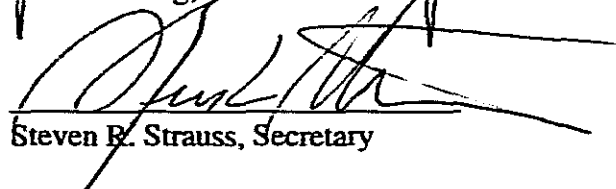
IN WITNESS WHEREOF, the undersigned have executed this certificate on December 18, 2002.

  
John W. Klug, President

  
Steven R. Strauss, Secretary

Each of the undersigned declares this December 18, 2002 at Newport Beach, Orange County, California, under penalty of perjury under the laws of the State of California, that he has read the foregoing Certificate and knows the contents thereof and that such contents are true of his own knowledge.

  
John W. Klug, President

  
Steven R. Strauss, Secretary



# State of California Secretary of State

**S**

## Statement of Information

(Domestic Stock and Agricultural Cooperative Corporations)

FEES (Filing and Disclosure): \$25.00.

If this is an amendment, see instructions.

**IMPORTANT – READ INSTRUCTIONS BEFORE COMPLETING THIS FORM**

**EW65556****FILED**

In the office of the Secretary of State  
of the State of California

**FEB-11 2014****1. CORPORATE NAME**

PACESETTER BUSINESS PROPERTIES

**2. CALIFORNIA CORPORATE NUMBER**

C0593067

This Space for Filing Use Only

**No Change Statement** (Not applicable if agent address of record is a P.O. Box address. See instructions.)

**3. If there have been any changes to the information contained in the last Statement of Information filed with the California Secretary of State, or no statement of information has been previously filed, this form must be completed in its entirety.**

☐ If there has been no change in any of the information contained in the last Statement of Information filed with the California Secretary of State, check the box and proceed to Item 17.

**Complete Addresses for the Following** (Do not abbreviate the name of the city. Items 4 and 5 cannot be P.O. Boxes.)

4. STREET ADDRESS OF PRINCIPAL EXECUTIVE OFFICE	CITY	STATE	ZIP CODE
22541 ASPAN STREET, SUITE H, LAKE FOREST, CA 92630			
5. STREET ADDRESS OF PRINCIPAL BUSINESS OFFICE IN CALIFORNIA, IF ANY	CITY	STATE	ZIP CODE
22541 ASPAN STREET, SUITE H, LAKE FOREST, CA 92630			
6. MAILING ADDRESS OF CORPORATION, IF DIFFERENT THAN ITEM 4	CITY	STATE	ZIP CODE
ERIC STRAUSS 22541 ASPAN STREET, SUITE H, LAKE FOREST, CA 92630			

**Names and Complete Addresses of the Following Officers** (The corporation must list these three officers. A comparable title for the specific officer may be added; however, the preprinted titles on this form must not be altered.)

7. CHIEF EXECUTIVE OFFICER/	ADDRESS	CITY	STATE	ZIP CODE
ERIC STRAUSS	22541 ASPAN STREET, SUITE H, LAKE FOREST, CA 92630			
8. SECRETARY	ADDRESS	CITY	STATE	ZIP CODE
KURT KLUG	22541 ASPAN STREET, SUITE H, LAKE FOREST, CA 92630			
9. CHIEF FINANCIAL OFFICER/	ADDRESS	CITY	STATE	ZIP CODE
KURT KLUG	22541 ASPAN STREET, SUITE H, LAKE FOREST, CA 92630			

**Names and Complete Addresses of All Directors, Including Directors Who are Also Officers** (The corporation must have at least one director. Attach additional pages, if necessary.)

10. NAME	ADDRESS	CITY	STATE	ZIP CODE
ERIC STRAUSS	22541 ASPAN STREET, SUITE H, LAKE FOREST, CA 92630			
11. NAME	ADDRESS	CITY	STATE	ZIP CODE
KURT KLUG	22541 ASPAN STREET, SUITE H, LAKE FOREST, CA 92630			
12. NAME	ADDRESS	CITY	STATE	ZIP CODE

13. NUMBER OF VACANCIES ON THE BOARD OF DIRECTORS, IF ANY:

**Agent for Service of Process** If the agent is an individual, the agent must reside in California and Item 15 must be completed with a California street address, a P.O. Box address is not acceptable. If the agent is another corporation, the agent must have on file with the California Secretary of State a certificate pursuant to California Corporations Code section 1505 and Item 15 must be left blank.

14. NAME OF AGENT FOR SERVICE OF PROCESS  
ERIC STRAUSS

15. STREET ADDRESS OF AGENT FOR SERVICE OF PROCESS IN CALIFORNIA, IF AN INDIVIDUAL	CITY	STATE	ZIP CODE
22541 ASPAN STREET, SUITE H, LAKE FOREST, CA 92630			

**Type of Business**

16. DESCRIBE THE TYPE OF BUSINESS OF THE CORPORATION  
REAL ESTATE HOLDING

17. BY SUBMITTING THIS STATEMENT OF INFORMATION TO THE CALIFORNIA SECRETARY OF STATE, THE CORPORATION CERTIFIES THE INFORMATION CONTAINED HEREIN, INCLUDING ANY ATTACHMENTS, IS TRUE AND CORRECT.

02/11/2014	ERIC STRAUSS	PRESIDENT	
DATE	TYPE/PRINT NAME OF PERSON COMPLETING FORM	TITLE	SIGNATURE



# State of California Secretary of State

**S**

## Statement of Information

(Domestic Stock and Agricultural Cooperative Corporations)

FEES (Filing and Disclosure): \$25.00.

If this is an amendment, see instructions.

**IMPORTANT – READ INSTRUCTIONS BEFORE COMPLETING THIS FORM**

**G518022****FILED**

In the office of the Secretary of State  
of the State of California

**MAR-24 2019****1. CORPORATE NAME**

PACESETTER BUSINESS PROPERTIES

**2. CALIFORNIA CORPORATE NUMBER**

C0593067

This Space for Filing Use Only

**No Change Statement** (Not applicable if agent address of record is a P.O. Box address. See instructions.)

**3. If there have been any changes to the information contained in the last Statement of Information filed with the California Secretary of State, or no statement of information has been previously filed, this form must be completed in its entirety.**

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**Complete Addresses for the Following** (Do not abbreviate the name of the city. Items 4 and 5 cannot be P.O. Boxes.)

4. STREET ADDRESS OF PRINCIPAL EXECUTIVE OFFICE	CITY	STATE	ZIP CODE
5. STREET ADDRESS OF PRINCIPAL BUSINESS OFFICE IN CALIFORNIA, IF ANY	CITY	STATE	ZIP CODE
6. MAILING ADDRESS OF CORPORATION, IF DIFFERENT THAN ITEM 4	CITY	STATE	ZIP CODE

**Names and Complete Addresses of the Following Officers** (The corporation must list these three officers. A comparable title for the specific officer may be added; however, the preprinted titles on this form must not be altered.)

7. CHIEF EXECUTIVE OFFICER/	ADDRESS	CITY	STATE	ZIP CODE
8. SECRETARY	ADDRESS	CITY	STATE	ZIP CODE
9. CHIEF FINANCIAL OFFICER/	ADDRESS	CITY	STATE	ZIP CODE

**Names and Complete Addresses of All Directors, Including Directors Who are Also Officers** (The corporation must have at least one director. Attach additional pages, if necessary.)

10. NAME	ADDRESS	CITY	STATE	ZIP CODE
11. NAME	ADDRESS	CITY	STATE	ZIP CODE
12. NAME	ADDRESS	CITY	STATE	ZIP CODE

13. NUMBER OF VACANCIES ON THE BOARD OF DIRECTORS, IF ANY:

**Agent for Service of Process** If the agent is an individual, the agent must reside in California and Item 15 must be completed with a California street address, a P.O. Box address is not acceptable. If the agent is another corporation, the agent must have on file with the California Secretary of State a certificate pursuant to California Corporations Code section 1505 and Item 15 must be left blank.

14. NAME OF AGENT FOR SERVICE OF PROCESS

15. STREET ADDRESS OF AGENT FOR SERVICE OF PROCESS IN CALIFORNIA, IF AN INDIVIDUAL CITY STATE ZIP CODE

**Type of Business**

16. DESCRIBE THE TYPE OF BUSINESS OF THE CORPORATION

17. BY SUBMITTING THIS STATEMENT OF INFORMATION TO THE CALIFORNIA SECRETARY OF STATE, THE CORPORATION CERTIFIES THE INFORMATION CONTAINED HEREIN, INCLUDING ANY ATTACHMENTS, IS TRUE AND CORRECT.

03/24/2019

MARCIE THOMPSON

ACCOUNTANT

DATE

TYPE/PRINT NAME OF PERSON COMPLETING FORM

TITLE

SIGNATURE